GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Government Lands – Scheme for Regularization of Unobjectionable Encroachments in Government Lands by way of dwelling Units up to 500 Sq. Yards – Orders - Issued.

REVENUE (ASSN.I) DEPARTMENT

G.O.Ms.No.118. Dated: 30-03-2016.
Read :

From the Spl.C.S. & C.C.L.A., A.P., Letter No.Assn.II(1)/22/2015, dated 08-01-2016.

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O R D E R:

It has been brought to the notice of the Government that a large number of families have encroached Government lands and constructed dwelling houses and represented to regularize these encroachments as many of the encroachments are unobjectionable and the regularization on one hand will remove the hardships of the people and on the other hand will enable the Government and the concerned to have a planned development in these localities.

2) The matter has been examined in consultation with the Special C.S. & Chief Commissioner of Land Administration, A.P. Accordingly, a Scheme of Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units as Annexed to this order is hereby approved. This Scheme will be applicable to Tadepalligudem Airfield lands also.

3) The Special Chief Secretary & Chief Commissioner of Land Administration, A.P., and the District Collectors may issue necessary guidelines for smooth implementation of the Scheme. Necessary action shall be taken accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C. SHARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Chief Commissioner of Land Administration, A.P., Hyderabad.
All the District Collectors.
Copy to:
All the Departments in A.P. Secretariat, Hyderabad.
The Director of Treasuries & Accounts, A.P., Hyderabad.
The Accountant General, A.P., Hyderabad.
PS to Principal Secretary to Hon'ble Chief Minister.
PS to Ho'ble Deputy Chief Minister (Revenue)
PS to Chief Secretary.
PS to Principal Secretary (Revenue).
All Assignment Sections in Revenue Department.
SF/SC.

// Forwarded :: By Order //

SECTION OFFICER.

(Annexure to GO…)

A N N E X U R E

(To G.O.Ms.No.118, Revenue (Assn.I) Dept., dated 30-03-2016)

Scheme for Regularization of Unobjectionable Encroachments in Government Lands by way of dwelling Units (up to 500 Sq.Yards)

1) Nomenclature

This Scheme may be called "Regularization of Unobjectionable Encroachments in Government Lands by way of dwelling Units (upto 500 Sq. yards) Scheme, 2016".

2) Date of coming in to operation

The scheme shall come in to operation from the date of issuance of the order.

3) Cut-off date for occupation

The cut-off date for occupation by constructing Dwelling Units shall be **1st January, 2014.**

4) Only Dwelling Units to be considered

The Unobjectionable Encroachments by way of constructing Dwelling Units (RCC Roof building/ Houses, Asbestos Roof with Brick walls) only shall be considered. **Vacant lands or vacant lands with thatched huts with a motive to establish the occupation shall not be considered.**

5) Maximum area for consideration

The maximum area for consideration shall be 500 sq.yads.

6) Eligibility criteria

Any family whether Below Poverty Line (BPL) **or** Above Poverty Line (APL) shall be eligible for regularization provided it does not have any other house anywhere in the State. The BPL families occupying up to 100 Sq. yards which were covered for regularization under G.O.Ms.No.296, Revenue (Assn.I) Dept., dt.12-08-2015 shall not be eligible under this Scheme.

7) Definition of Family

The "family" shall include a person, his/her spouse, minor children, minor brothers and minor sisters dependent on him.

8) Maximum extent for Regularization, Amount payable and regularisation and Authorities for Approval

The Maximum extent to be considered for regularization shall be **500 Sq.Yards.** The amount payable for regularization and Authorities for approval of applications shall be as per the table given below :-

Extent in Sq.Yds.	Cost	Authority for Approval
1 to 150	60% of Basic Registration Value	Sub Division Level Approval Committee (SDLAC)
151 to 250	75% of Basic Registration Value	District Level Approval Committee (DLAC)
251 to 500	100% of Basic Registration Value	State Level Approval Committee (SLAC)

9) Mode of payment

The amount shall be payable to Government through Challan. Maximum four (4) equal quarterly instalments shall be permitted. The entire amount shall be paid within one year from the date of receipt of approval. After completion of payment of cost, the District Collector/ Authorized Officer shall execute a deed of conveyance in favour of the applicant. Registration and Stamp duty shall be paid by the applicant.

10) Date of Basic Registration Value

The Basic Registration value shall be considered as on **01-01-2014.**

11) Proof of identify

Aadhar Card shall be accepted as proof of Identity of a person. In case the applicant is not having Aadhar Card, any other document which proves the identity may be accepted as proof of Identity.

12) Proof of Occupation

The following documents may be accepted as proof of occupation

a) Registered document
b) Property Tax receipt
c) Electricity bill receipt
d) Water bill receipt
e) Any other proof to establish occupation/ possession over the land.

13) Filing of application

The application may be filed within 120 days from the date of coming into operation of the Scheme at any "Mee Seva" Centre in the proforma to be prescribed by the Chief Commissioner of Land Administration. If no application is filed within the stipulated period, necessary action to remove the encroachment shall be taken as per law.

14) Processing of Application

(i) All applications received in "Mee Seva" shall be forwarded to the Tahsildar concerned.

(ii) A team consisting of Revenue & Municipal/ Panchayat staff shall conduct field inspection and give report.

(iii) The Tahsildar shall consider the report. He shall also ensure to cross check whether the applicant has any other house or not on the basis of Aadhar seeding or any other available record like house/ property tax payment Register. The Satellite imagery of the lands occupied based on 1st January, 2014 or prior may also be taken into consideration regarding proof of occupation.

(iv) If the applicant is found eligible, the Tahsildar shall send his recommendation to the concerned Approval Committee through proper channel.

(v) The CCLA/ District Collector may prescribe necessary proformae and Check Lists as may be required.

15) Approval Committees

(i) A Sub-Division Level Approval Committee (SDLAC) shall be constituted (to consider the cases up to 150 Sq. Yards) with the following Officers :-

1. Sub-Collector/ R.D.O – Chairman
2. Town Planning Officer / MPDO – Member (applicable to Town/Rural)
3. Tahsildar concerned - Member-Convener

(ii) A District Level Approval Committee (DLAC) shall be constituted (to consider the cases from 151 to 250 Sq.Yards) with the following Officers

1. District Collector – Chairman
2. Municipal Commr./ C.E.O, ZP – Member (applicable to Town/Rural)
3. VC & MD, Urban Development Authority concerned - Member
4. Joint Collector - I - Member-Convener

(iii) State Level Approval Committee (SLAC) shall be constituted (to consider the cases from 251 to 500 Sq.Yards) with the following Officers :-

1. C.C.L.A. – Chairman
2. Prl. Secretary/ Secretary, Revenue (Land) – Member
3. Secretary, Finance - Member
4. Joint Secretary/ Secretary to CCLA - Member-Convener

(iv) The Committee at each level shall take a decision within 120 days. Otherwise, the application shall be deemed to have been approved.

16) Regularization only in Unobjectionable Encroachments

Only Unobjectionable Encroachments in Govt.Lands shall be considered for Regularization. No Regularization shall be considered in respect of the following cases :-

a) Sites affected under the alignment of Master Plan/ Zonal Development Plan/ Road Development Plan.
b) Constructions which have come up in open spaces of approved layouts.
c) Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks / Irrigation tanks and treatment areas.
d) Areas earmarked for treatment plants, Green belts, buffer zone etc.
e) Sites falling under MFL of rivers.
f) Sites required for public purpose.
g) Lands, which in the opinion of the Committee are highly valuable and cannot be considered for regularisation.
h) Public footpaths.

17) Appeals

(i) Any one aggrieved by the orders of SDLAC may file appeal before the Joint Collector–I within (30) days from the date of receipt of order. The decision of Joint Collector-I shall be final.

(ii) Any one aggrieved by the orders of the DLAC may file appeal before the C.C.L.A., within (30) days from the date of receipt of order. The decision of the C.C.L.A., shall be final.

(iii) Any one aggrieved by the orders of the SLAC may file appeal before the Government within (30) days from the date of receipt of order. The decision of the Government shall be final.

18) Right to alienate

Alienable rights shall automatically vest at the expiry of five (5) years from the date of execution of conveyance deed in favour of the applicant.

J.C. SHARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.